

2020 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

BOROUGH OF WASHINGTON Warren County, New Jersey

February 2021

Prepared By:



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

**WASHINGTON BOROUGH, WARREN COUNTY
 2020 ANNUAL MONITORING REPORT**

The purpose of this report is to outline the status of affordable housing projects as well as to account for housing trust fund activity. The Borough of Washington executed a Settlement Agreements with Fair Share Housing Center (FSHC) on December 10, 2018. Washington Station Venture and Washington Venture Investment were granted leave to intervene by the Court. A Settlement Agreement was executed between Washington Station, Washington Borough, and the Washington Planning Board on October 9, 2018, which was subsequently amended on December 18, 2018.

The Borough of Washington's Housing Plan provides for a total of 131 affordable housing credits to address its Affordable Housing Obligation. Pursuant to the 2018 Settlement Agreement, Washington Borough's Affordable Housing Obligation is as follows:

- Present Need / Rehabilitation Share: 69 units
- Prior Round: 0 units
- Third Round: 42 units

GENERAL INFO AND TRUST FUND MONITORING

Washington Borough, Warren County			
Trust Fund Monitoring 2006 – 10/15/2020			
	2006 – 11/14/2019	11/15/2019 – 10/15/2020	Total
Revenue Summary			
Barrier Free Escrow	\$0	\$0	\$0
Development Fees	\$470,953.00	\$16,560.00	\$487,513.00
Interest Earned	\$11,361.75	\$1,323.22	\$12,684.97
Other Income	\$164,361.00	\$0	\$164,361.00
Payments-in-Lieu of Construction	\$0	\$0	\$0
Total	\$646,675.75	\$17,883.22	\$664,558.97
Expenditure Summary			
Administration	\$212,382.38	\$37,224.60	\$249,606.98
Affordability Assistance	\$0	\$0	\$0
Barrier Free Conversions	\$0	\$0	\$0
Housing Activity	\$10,000.00	\$0	\$10,000.00
Total	\$222,382.38	\$37,224.60	\$259,606.98
Trust Fund Balance as of 10/15/2020 =			\$404,951.99

THIRD ROUND MONITORING
Borough of Washington, Warren County
Annual Project Form

Site/Program Name:	Westgate Apartments			Gardner's Court	Habitat for Humanity (Block 100 Lot 41)	Habitat for Humanity (Block 68 Lot 2)				
Affordable Housing Round:	Third Round			Third Round	Third Round	Third Round				
Project Type:	100% Affordable			Support & Special Needs	100% Affordable	100% Affordable				
Block & Lot/	B6, L11.01, 11.02			B100, L2	B100, L41	B68, L2				
Street:	Kinnaman Avenue			1-7, 2-8 Gardeners Court	2 Marble Street	12 Prosper Way				
Status:	Built			Built	Built	Built				
Date:	COs received in 1981 (Westgate I) and 1985 (Westgate II)			Controls began 1/28/1998	Controls began 8/24/2001	Controls began 10/13/2011				
Length of Controls:	50 years			40 years	30 years	30 years				
Administrative Agent:	Legal Dweller Waitlist 12 Westgate Apartments Washington, NJ (908) 835-8001			ARC of Warren County 319 W Washington Ave # 2, Washington, NJ (908) 689-7525 arcwarren.org	Warren County Habitat for Humanity 31 Belvidere Ave, Washington, NJ (908) 835-1300 warrenhabitat.org	Warren County Habitat for Humanity 31 Belvidere Ave, Washington, NJ (908) 835-1300 warrenhabitat.org				
Contribution (PIL):	N/A			N/A	N/A	N/A				
Type of Units:	Family Rental			Support & Special Needs Rental	Family For-Sale	Family For-Sale				
Total Affordable Units:	68			14*	1	1				
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	-	-	-	9	-	-	-	-	-	-
Low Income	-	-	-	5	-	-	-	-	-	-
Moderate Income	31	37	-	-	-	-	1	-	-	1
Comments:				* As indicated in the Housing Element and Fair Share Plan, this facility contains eight (8) 2-bedroom units, two (2) of which are occupied by a parent and child, resulting in a total of 14 eligible credits.						

Borough of Washington, Warren County Annual Project Form									
Site/Program Name:	Habitat for Humanity (Block 69 Lots 12, 13, 14 & 16)			Downtown Redevelopment Plan			Towne Center Project		
Affordable Housing Round:	Third Round			Third Round			Third Round		
Project Type:	100% Affordable			Mandatory Set-Aside, Inclusionary Zoning			Inclusionary Zoning		
Block & Lot/	B69, L12-14, 16			Washington Borough Downtown Redevelopment Area			B95, L3-4		
Street:	248 E. Washington Avenue						33 W. Washington Avenue		
Status:	Built			Ordinance Adopted			Ongoing		
Date:	Controls began 6/19/2014			Ordinance 2019-22 Adopted 10/1/19			Redeveloper's Agreement executed 6/22/17		
Length of Controls:	30 years			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
Administrative Agent:	Warren County Habitat for Humanity 31 Belvidere Ave, Washington, NJ (908) 835-1300 warrenhabitat.org			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com		
Contribution (PIL):	N/A			N/A			N/A		
Type of Units:	Family For-Sale			Family Rental/For Sale			Family Rental		
Total Affordable Units:	1			25			10		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	-	-	-	25			1	1	-
Low Income	-	-	-				-	1	2
Moderate Income	-	-	1				1	2	2
Comments:				The Borough amended its Downtown Redevelopment Plan to require any residential/mixed-use development that generates 5 or more units to provide a 20% affordable family set aside. Total affordable units are calculated based on acreage and allowable density. At this time, no applications have been submitted to the Borough's Land Use Board that would require the set-aside.			Anticipated bedroom mix per AHPNJ calculator - Income and bedroom distribution will be confirmed by the Administrative Agent.		

REHABILITATION PROGRAM MONITORING

The Borough addresses its 69-unit Present Need / Rehabilitation Share through its partnership with Warren County, which provides funding as grants or as revolving loans to income eligible households. At this point, the Borough has completed 55 units in partnership with Warren County. Since the adoption of the Housing Element/Fair Share Plan, one additional very low-income ownership unit has been rehabilitated with affordability controls (Block 66.01 Lot 16). See attached documentation.

VERY LOW-INCOME REPORTING

The Borough will ensure that 13% of all of the affordable units created, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval, will be affordable to very low-income households. Half of the very low-income units will be made available to families.

From: [Cullen Delmore](#)
To: [Lauren Purdom](#)
Subject: Washington Borough Harding Drive
Date: Thursday, February 11, 2021 5:10:34 PM

Hi Lauren,

I found the file in Washington Borough we were discussing the other day. Here's you data:

Property Address	102 Harding Drive
Block/Lot	66.01/16
Hard Cost	\$12,317.54
Income Level	Very Low (<50% median)
Controls effective	Original mortgage was recorded 10/17/2017
Controls length	Until mortgage discharge
System repaired	Roof
Below code and raised?	Yes
Final Inspection Date	11-3-17
Owner/Renter	Owner
Creditworthy?	Yes

Let me know if you need anything else, otherwise have a great weekend.

Thanks,
Cullen

CULLEN DELMORE
WARREN COUNTY HOUSING PROGRAMS
CDELMORE@WARRENHOUSING.COM
P | (908) 475-3989 x228
F | (908) 475-1169